

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 241 Graham Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,050,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	26 Mountain St SOUTH MELBOURNE 3205	\$1,007,000	21/02/2026
2	106 Nott St PORT MELBOURNE 3207	\$1,050,000	29/12/2025
3	136 Nott St PORT MELBOURNE 3207	\$1,140,000	24/12/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/05/2026 10:03



2 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

March quarter 2026: \$1,570,000

Comparable Properties



26 Mountain St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 -

Price: \$1,007,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 124 sqm approx



106 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 1

Price: \$1,050,000

Method: Private Sale

Date: 29/12/2025

Property Type: House

Land Size: 128 sqm approx



136 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,140,000

Method: Private Sale

Date: 24/12/2025

Property Type: House

Land Size: 142 sqm approx

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